

**Department of Veterans Affairs**  
**Issue Brief**  
**Eugene, OR, CBOC**

**ISSUE:** To respond to Congressman DeFazio's questions regarding VA's acreage requirement, two-story design preference, and increased parking requirement for the approximately 93,295 net usable square foot (nurf) community-based outpatient clinic (CBOC) in Eugene, Oregon.

**BACKGROUND:** The Eugene CBOC was authorized in fiscal year 2009. The authorization included a 66,000 nurf CBOC with 450 parking spaces. In November 2009, VA decided to add ambulatory surgery; a supply, processing, and distribution (SPD) area; a gastrointestinal (GI) suite; pharmacy; and lab areas, increasing the requirement to 93,295 nurf. The decision to expand an increase in specialty services was based on projected increases in enrollment in Lane County, where Eugene is located, and the desire to support local access. The decision to expand the number of specialty services predated the initiation of the market study of the Roseburg area. From December 2009, through January 2010, VA advertised for both existing buildings and land sufficient to accommodate 93,295 nurf of space with 450 parking spaces. A market survey tour was held in February 2010, to review responses to the advertisement. In April 2010, respondents were notified via letter whether their location met VA's requirements or not. Those that met the requirements were sent a solicitation for offers (SFO), a detailed requirement package that includes the specifications (i.e. interior layout, exterior design, types of materials used for various services, sustainability requirements, etc.) for the facility construction as well as building management requirements over the lease term. Development of the SFO progressed once Cannon Design was brought on in November 2010, to assist VA with layout and conceptual design of the building. The SFO is scheduled to be issued to Offerors who meet VA's minimum requirements in mid-summer 2011.

**DISCUSSION:** VA's initial advertisement did not specify a minimum acreage requirement. Once the design was substantially developed, it became apparent that some of the sites under consideration would not be large enough to accommodate the CBOC. Since the delineated area spans the cities of Eugene and Springfield, the more stringent requirements are used to ensure sufficient space regardless of the selected site. To determine the minimum allowable acreage, VA considered several factors including:

2-Story Building Footprint with 25' Setback	2.22 acres
Parking 685 cars (5 spaces per gross sf) 350 sf per space	5.50 acres
Dock maneuvering	0.08 acres
Vehicular Circulation around building perimeter	0.95 acres

Visitor drop off area	0.70 acres
Green space surrounding smoking shelters	0.30 acres
35% landscaped open space (Springfield Requirement)*	3.56 acres
Total Acreage	13.31 acres

\*Eugene has a 10% open space requirement and an above ground storm water drainage requirement that equates to 1.55 acres.

Once the design phase began, the Roseburg VA Medical Center (VAMC) quickly realized a preference for a two-story building. This will allow specialty clinics and surgery to share staff and space because the same providers shift between the programs. Two stories also allow high patient volume programs and services (i.e. primary care, pharmacy, lab, and radiology) to be located on the first floor, reducing unnecessary movement of patients between multiple floors, while also taking into account the limited mobility of many VA patients. Additionally, Supply, Processing and Distribution (SPD) will be able to share the same space as surgery, which will improve efficiency and reduce the potential for contamination during transport. Further, a two-story layout provides the ability to centralize check-in and reception functions. Patients can check in one place and be directed through the clinic more effectively with only two floors.

The parking requirement for the Eugene CBOC was initially based on a 2008 parking study and assumed the 66,000 nuf facility without the added services of ambulatory care, pharmacy, lab, and GI. The parking increased in 2011 during SFO development, when requirements were more closely scrutinized and projected demand was updated. In order to standardize parking requirements for lease-based facilities, VA Central Office canvassed local codes for medical office parking around the country and sought to meet the requirement across the board. The national research yielded parking requirements of 5 or 6 parking spaces per 1,000 gross square feet. The Eugene CBOC utilizes 5 spaces per 1,000 gross square feet. VA also factored in the culture of many older Veterans when establishing this requirement. Many patients treat VAMCs and large CBOCs as a place to socialize with other Veterans whether they have an appointment or not. Likewise, those with appointments may arrive early to take advantage of the CBOC's ancillary services. A Veteran requiring lab or pharmacy services prior to or after an appointment may stay at the facility for 3 hours or more. Anecdotal evidence has indicated a parking shortage at some large CBOCs and VAMCs. Providing adequate parking will allow patients to arrive for their appointments on time and employees to begin their tour of duty on time. While VA's parking requirement exceeds the Springfield parking code of 4 spaces per 1,000 gross square

feet, it is consistent with VA's policy for leased facilities across the country and specifically takes into account the parking needs of the Veterans the CBOC will serve.

Bidders were given 2 weeks to respond to the advertisement, not 1 week. An advertisement was posted on Fedbizopps.com on May 20, 2011, with expressions of interest required by June 3, 2011. Those who were previously notified that they would receive an SFO were informed by VA's broker that a revised advertisement had been published. Customarily, an expression of interest includes only a brief summary and photo of the land offered for consideration. More extensive information will be required in the SFO responses, therefore, more time will be allowed for submission.

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